



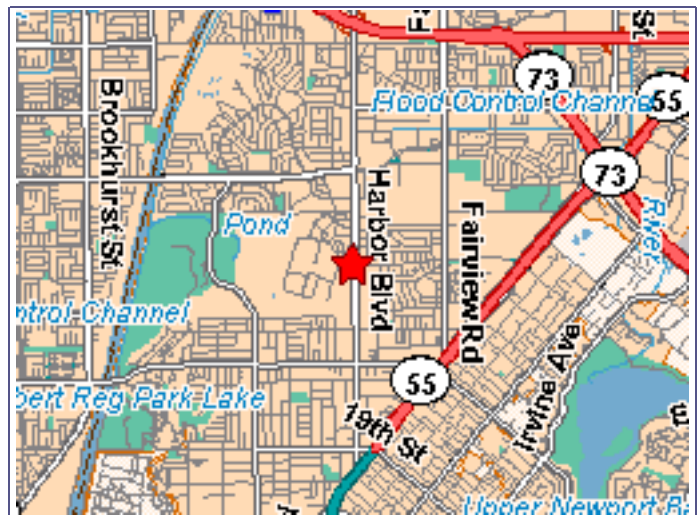
2501 Harbor Boulevard Costa Mesa, CA

County: Orange
Property Type: Land
 Residential (land)
Lot Size: 4.22 Acres
Price: Not Disclosed
Status: Active
LoopNet ID: 14112232

<http://listing.loopnet.com/14112232>

Property Description

The State of California is making available for sale a 4.22 acre parcel (Property) located in the heart of Costa Mesa, the property is a portion of the Fairview Developmental Center. The property enjoys extremely good access to the Costa Mesa/Newport Beach areas and to the local freeway network. Located on Harbor Boulevard, a major north/ south arterial which connects the 405 (San Diego) Freeway with Highway 1 (Pacific Coast Highway). It is approximately two miles from downtown Costa Mesa, five miles from the John Wayne/Orange County Airport, seven miles from the Fashion Island regional shopping center, and five miles from the South Coast Plaza/Crystal Court super- regional shopping centers. The Property offers an unusually fine opportunity for residential development that would enable households to live, work, shop and recreate in the same neighborhood. In addition to the commercial uses there are a number of multi-family housing developments on Harbor Boulevard and in the immediate vicinity. The Costa Mesa Golf and Country Club comprises two public 18-hole courses.



Location Description

Request for Proposal (RFP) Process - Submitted proposals shall include the following information:

Legal name of entity submitting the proposal.

Contact name, address, e-mail, phone and fax numbers.

Statement of financial qualifications, including a recent balance sheet and income statement.

Proposed project, including type of units, number of units, size of units, density, and lot coverage.

Conditions of sale, including but not limited to the necessary entitlements.

Comparable projects that your firm has completed, preferably in Orange County.

Purchase price per acre.

Within approximately 30 days following the submittal deadline, the state will notify interested parties of its selection. During this time, the state may request additional information from

interested parties. The state reserves the right to reject any or all proposals at any time for any reason. The state will select an interested buyer to negotiate and enter into a purchase agreement. The state will select the buyer who, in the sole discretion of the state, offers the best opportunity to meet the state's objective of receiving the highest and most certain return within a reasonable time.

Zoning DescriptionPlanned Development Residential-High Density

- Additional contact: Paula Gutierrez (916) 772-4323
- The selection process should not be interpreted as a bid process.
- Contact Paula or Jonathan for complete details
- Phase 1 Preliminary Site Access and Traffic Impact Analysis avail.
- Market Analysis and Absorption Projection Study conducted by Hanley Wood Market Intelligence
- Various exhibits from McLarand Vasquez Emsiek & Partners (Architects)

Fairview

Property ID: 14112232

<http://listing.loopnet.com/14112232>

Fairview
 2501 Harbor Boulevard
 Costa Mesa, CA 92628
 County: Orange

For more information, click to email:[Jonathan Heim](#)

(916) 375-4125

State of California

Photos	For Sale	Active	Options
Previous Image 1 of 3 Next	Primary Type: Land Residential (land) Lot Size: 4.22 Acres Price: Not Disclosed Date Last Verified: 1/31/2005 Find Out More...		Email Listing Flyer Map Demographics Save Property Print Summary Print ALL Get Financing Feedback

Attachments			
	Executive Summary	41 KB	
	Aerial photo and site plan options		3 MB
	Market Analysis and Absorption	2 MB	
	Traffic Study (New Attachment)		768 KB

Additional Information

Property Description:

The State of California is making available for sale a 4.22 acre parcel (Property) located in the heart of Costa Mesa, the property is a portion of the Fairview Developmental Center. The property enjoys extremely good access to the Costa Mesa/Newport Beach areas and to the local freeway network. Located on Harbor Boulevard, a major north/ south arterial which connects the 405 (San Diego) Freeway with Highway 1 (Pacific Coast Highway). It is approximately two miles from downtown Costa Mesa, five miles from the John Wayne/Orange County Airport, seven miles from the Fashion Island regional shopping center, and five miles from the South Coast Plaza/Crystal Court super- regional shopping centers. The Property offers an unusually fine opportunity for residential development that would enable households to live, work, shop and recreate in the same neighborhood. In addition to the commercial uses there are a number of multi-family housing developments on Harbor Boulevard and in the immediate vicinity. The Costa Mesa Golf and Country Club comprises two public 18-hole courses.

Location Description:

Request for Proposal (RFP) Process - Submitted proposals shall include the following information:

Legal name of entity submitting the proposal.

Contact name, address, e-mail, phone and fax numbers.

Statement of financial qualifications, including a recent balance sheet and income statement.

Proposed project, including type of units, number of units, size of units, density, and lot coverage.

Conditions of sale, including but not limited to the necessary entitlements.

Comparable projects that your firm has completed, preferably in Orange County.

Purchase price per acre.

Within approximately 30 days following the submittal deadline, the state will notify interested parties of its selection. During this time, the state may request additional information from interested parties. The state reserves the right to reject any or all proposals at any time for any reason. The state will select an interested buyer to negotiate and enter into a purchase agreement. The state will select the buyer who, in the sole discretion of the state, offers the best opportunity to meet the state's objective of receiving the highest and most certain return within a reasonable time.

Zoning Description:

Planned Development Residential-High Density

Highlights

- Additional contact: Paula Gutierrez (916) 772-4323
- Phase 1 Preliminary Site Access and Traffic Impact Analysis avail.
- The selection process should not be interpreted as a bid process.
- Market Analysis and Absorption Projection Study conducted by Hanley Wood Market Intelligence
- Contact Paula or Jonathan for complete details
- Various exhibits from McLarand Vasquez Emsiek & Partners (Architects)

1/31/2005

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

[Advertising](#) · [Terms & Conditions](#) · [Privacy Policy](#)

LoopNet, Inc. © [Copyright](#) 1995, 2005